

# PLOT 2

## MANOR FARM • STIRTLOE PE19 5XW

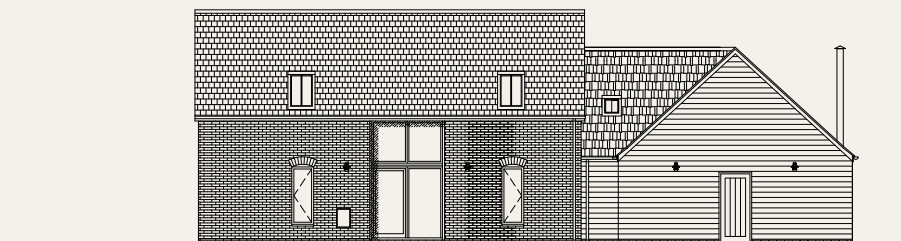
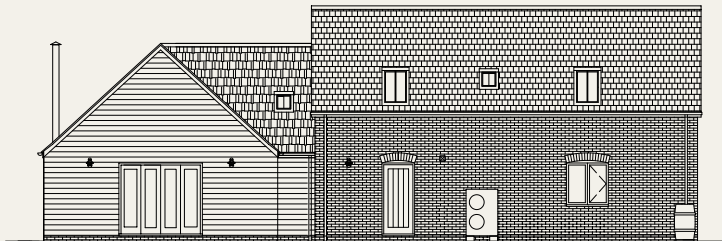
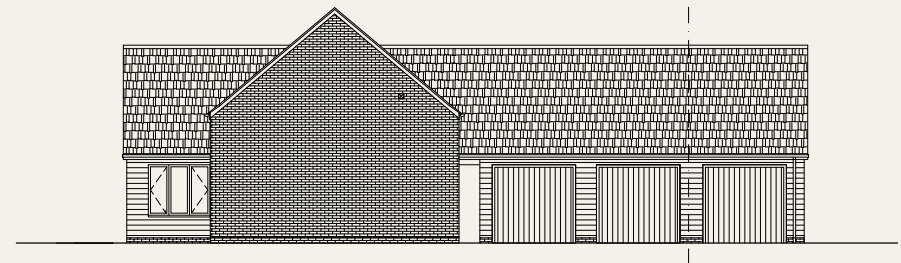
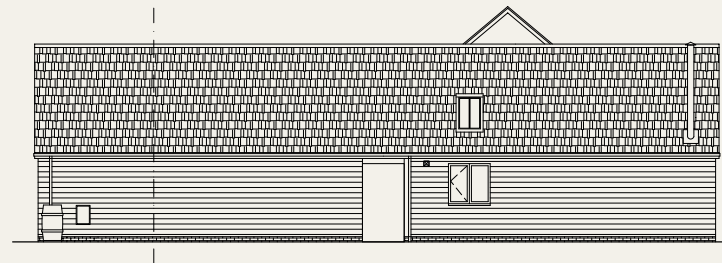
### KEY FEATURES:

- Outstanding New Home in Genuinely Sought-After Location.
- Around 2,150 Square Feet of Carefully Crafted, Characterful Accommodation.
- High Specification with Quality Fittings.
- Open Plan Living with Wonderful Entertaining Space.
- Five Bedrooms and Three Bath/Shower Rooms.
- Principal Bedroom with Dressing Area and En Suite.
- Study/HOME OFFICE.
- Generous Plot, Ample Parking and Double Garage.
- Excellent Location Convenient for Major Road and Rail Links.
- Finishes to Purchaser's Choice (subject to stage of construction).
- Anticipated Completion – February/March 2023.

The charming hamlet of Stirtloe adjoins the popular village of Buckden, set in the heart of the Cambridgeshire countryside and ideally located for commuters with easy access to the A1 and the mainline stations of Huntingdon and St. Neots providing fast trains into London Kings Cross.

Buckden itself, has much to offer; as well as the locally renowned eateries and public houses, there are several shops including a butchers, convenience store, hairdressers and others all within walking distance. Buckden Marina is just a short distance away and there many countryside footpaths, ideal for dog walkers, ramblers and joggers alike.

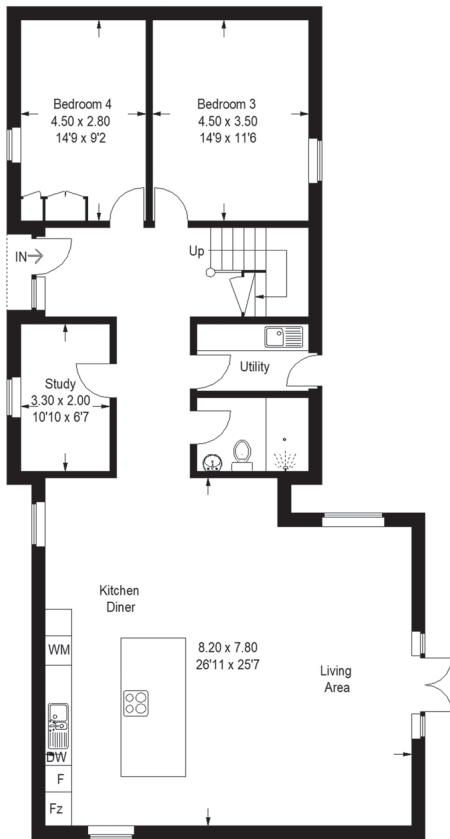
For those with a family of a school age, Buckden Church of England Primary School Primary School is Ofsted rated outstanding, the highly regarded Kimbolton School is just seven miles away and there are several secondary schools all within relatively easy reach.



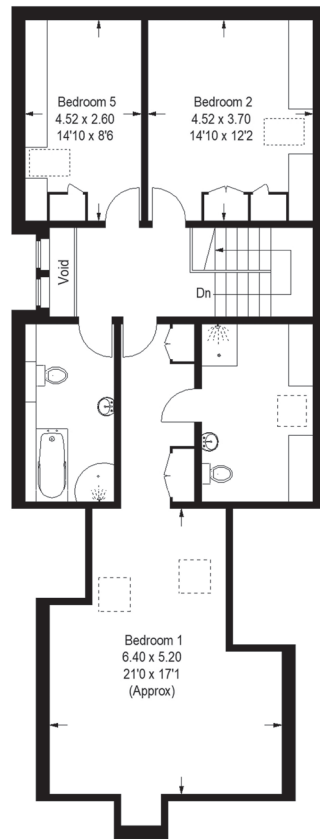
Offers Over £750,000

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**Plot 2, Manor Farm, Stirtloe, PE19 5XW**

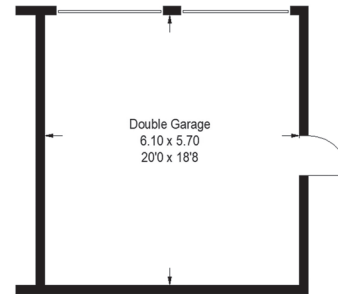


**Ground Floor**



**First Floor**

Approximate Gross Internal Area (Including Void)  
 222.6 sq m / 2396 sq ft  
 Garage = 34.5 sq m / 371 sq ft  
 Total = 257.1 sq m / 2767 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID875978)  
 Housepix Ltd